

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

10:21AM DEC 17 2003

TITLE(S) :



Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

THIS FORM NOT TO BE DUPLICATED

Recording Requested by an
When Recorded Return to:
California Coastal Commission
45 Fremont Street, 20th Floor
San Francisco, California 94105

03 3801416

STATE OF CALIFORNIA
OFFICIAL BUSINESS
Document entitled to free recordation
Pursuant to Government Code §27383

CDP 5-84-754
(Vertical)

CERTIFICATE OF ACCEPTANCE

AND

**ACKNOWLEDGEMENT BY CALIFORNIA COASTAL COMMISSION
OF ACCEPTANCE OF IRREVOCABLE OFFER TO DEDICATE**

THIS CERTIFICATE OF ACCEPTANCE AND ACKNOWLEDGEMENT acknowledges and certifies the acceptance by Access For All, a private nonprofit corporation, of an Irrevocable Offer to Dedicate dated March 5, 1985, executed by Norman J. Ackerberg and Lisette Ackerberg and recorded on April 4, 1985 as Instrument Number 85 369283 of the Official Records of Los Angeles County (hereinafter the "Offer to Dedicate"), and sets forth conditions of that acceptance with respect to the management and future disposition of the dedicated easement. It is the intention of the California Coastal Commission (hereinafter the "Commission") and Access For All to ensure that the purposes, terms and conditions of the Offer to Dedicate be carried out within a framework established by and among the Commission, Access For All and the State Coastal Conservancy (hereinafter the "Conservancy") in order to implement the Commission's Coastal Access Program pursuant to the

California Coastal Act of 1976, Public Resources Code Sections 30000 et seq. (hereinafter the "Coastal Act").

I. WHEREAS, the Commission is an agency of the State of California established pursuant to Public Resources Code Section 30300 and is charged with primary responsibility for implementing and enforcing the Coastal Act; and

II. WHEREAS, the Conservancy is an agency of the State of California existing under Division 21 of the California Public Resources Code, which serves as a repository for interests in land whose reservation is required to meet the policies and objectives of the Coastal Act or a certified local coastal plan or program; and

III. WHEREAS, Access For All is a private nonprofit corporation existing under Section 501(c)(3) of the United States Internal Revenue Code and having among its principal charitable purposes the preservation of land for public access, recreation, scenic and open space purposes; and

IV. WHEREAS, as a condition to its approval of Coastal Development Permit Number 5-84-754, the Commission required recordation of the Offer to Dedicate pursuant to Sections 30210-30212 of the Coastal Act; and

V. WHEREAS, terms and conditions of the Offer to Dedicate provide, among other things, that (A) the People of the State of California shall accept this offer through the local government in whose jurisdiction the subject property lies, or through a public agency or a private association acceptable to the Executive Director of the Commission or its successor in interest; (B) acceptance of the offer is subject to a covenant which runs with the land, providing that any offeree to accept the easement may not abandon it but must instead offer the easement to other public agencies or private associations acceptable to the Executive Director of the Commission; and (C) the grant of easement once made shall run with the land and shall be binding on the owners, their heirs, and assigns; and

VI. WHEREAS, Access For All desires to accept the Offer to Dedicate and accordingly has requested that the Executive Director of the Commission approve it as an acceptable management agency; and

VII. WHEREAS, Access For All is acceptable to the Executive Director of the Commission to be Grantee under the Offer to Dedicate provided that the easement will be transferred to another qualified entity or to the Conservancy in the event that Access For All ceases to exist or is otherwise unable to carry out its responsibilities as Grantee, as set forth in a management plan approved by the Executive Director of the Commission;

NOW, THEREFORE, this is to certify that Access For All is a private nonprofit corporation acceptable to the Executive Director of the Commission to be Grantee under the Offer to Dedicate, on the condition that should Access For All cease to exist or fail to carry out its responsibilities as Grantee to manage the easement for the purpose of allowing public pedestrian access to the shoreline, then all of Access For All's right, title and interest in the easement shall vest in the State of California, acting by and through the Conservancy or its successor, upon acceptance thereof; provided, however, that the State, acting through the Executive Officer of the Conservancy or its successor agency, may designate another public agency or private association acceptable to the Executive Director of the Commission, in which case vesting shall be in that agency or organization rather than the State. The responsibilities of Access For All to manage the easement shall be those set forth in the Management Plan dated July 28, 2003, and maintained in the offices of the Commission and the Conservancy (and as the Management Plan may be amended from time to time with the written concurrence of the Executive Director of the Commission, the Executive Officer of the Conservancy, and Access For All). Notwithstanding the foregoing, the right, title and interest of Access For All in the easement may not vest in the Conservancy or another entity except upon (1) a finding by the Conservancy, made at a noticed public hearing, that Access For All has ceased to exist or failed to carry out its responsibilities as set forth in the

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Management Plan; and (2) recordation by the State or another designated agency or entity of a Certificate of Acceptance, substantially in the form set forth in California Government Code §27281. Nothing herein shall prevent Access For All from transferring the easement to a qualified entity pursuant to the Offer to Dedicate, thereby relieving itself of the obligation to manage the easement in accordance with the Management Plan.

This document further certifies that Access For All, a private nonprofit corporation, hereby accepts the Offer to Dedicate pursuant to authority conferred by Resolution No. 2002-3, of the Board of Directors of Access For All adopted on July 12, 2002, and Access For All consents to recordation thereof by its duly authorized officer. In accepting the Offer to Dedicate, Access For All covenants and agrees to the conditions set forth in the Offer to Dedicate and in this Certificate.

IN WITNESS WHEREOF, the Commission and Access For All have executed this
CERTIFICATE OF ACCEPTANCE and ACKNOWLEDGEMENT OF ACCEPTANCE OF
IRREVOCABLE OFFER TO DEDICATE as of the dates set forth below.

Dated: Dec. 15, 2003Dated: December 16, 2003

CALIFORNIA COASTAL COMMISSION

By: John Bowers
John Bowers, Staff CounselACCESS FOR ALL
By: Steve Hoyer
Steve Hoyer, Executive Director

STATE OF CALIFORNIA

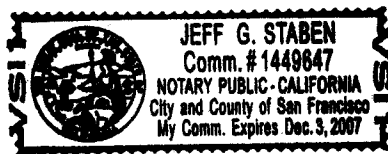
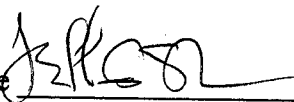
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COUNTY OF SAN FRANCISCO

On 12.15.03, before me, Jeff G. Staben, a Notary Public, personally appeared John Bowers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

STATE OF CALIFORNIACOUNTY OF Los Angeles

On DECEMBER 16, 2003, before me, Leigh C. Bloom, a Notary Public, personally appeared STEVE HOYE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

